

in the payment of any one or more of such instalments, the balance of said lien may be accelerated at the option of the manager, or board of directors and be declared due and payable in full.

132. PRIORITY OF LIENS.

(a) The lien established by Section 131 of this subtitle shall have preference over any other assessments, liens, judgments or charges of whatever nature, except the following:

(b) (A) General and special assessments for real estate taxes on the condominium unit and,

(c) (B) The liens of any deeds of trust, mortgage instruments or encumbrances duly recorded on the condominium unit prior to the assessment of the lien thereon or duly recorded on said unit after receipt of a written statement from the manager or board of directors reflecting that payments on said lien were current as of the date of recordation of said deed of trust, mortgage instrument or encumbrance.

(d) (C) Upon a voluntary sale or conveyance of a condominium unit all unpaid assessments against a grantor co-owner for his pro rata share of the expenses to which Section 131 of this subtitle refers shall first be paid out of the sales price or by the grantee in the order of preference set forth above.

133. JOINT AND SEVERAL LIABILITY OF PURCHASER AND SELLER FOR AMOUNTS OWING UNDER SECTION 131; PURCHASERS' RECOVERY, PURCHASERS' OR LENDERS RIGHT TO A STATEMENT SETTING FORTH AMOUNT DUE.

(a) The purchaser of a condominium unit at a voluntary sale shall be jointly and severally liable with the seller for the amounts owed by the seller under Section 131 of this subtitle upon his interest in the condominium unit up to the time of conveyance; without prejudice to the purchasers' right to recover from the ~~other party~~ SELLER the amounts paid by him as joint debtor.

(b) Any such purchaser, or a lender under a deed of trust, mortgage or encumbrance, or parties designated by them, shall be entitled to a statement from the manager or board of directors setting forth the amount of unpaid assessments against the seller or borrower, and such purchaser or lender shall not be liable for, nor shall the unit conveyed or encumbered, be subject to a lien for any unpaid assessment in excess of the amount set forth.

134. INSURING BUILDING AGAINST RISKS; INDIVIDUAL RIGHTS OF CO-OWNERS.

The co-owners may, upon resolution of a majority, insure the building against risks, without prejudice to the right of each co-owner to insure his condominium unit on his account and for his own benefit. The premiums for such insurance on the entire building shall be deemed common expenses.

135. APPLICATION OF INSURANCE PROCEEDS TO RECON-